



CITY OF INGLEWOOD

OFFICE OF THE CITY MANAGER



DATE: February 26, 2014

TO: Oversight Board to the City of Inglewood as Successor Agency

FROM: City of Inglewood, as Successor Agency

SUBJECT: Resolutions Authorizing the July 1, 2014 through December 31, 2014 Recognized Obligation Payment Schedule, (ROPS 14-15A) and the Administrative Budget of the Successor Agency

RECOMMENDATION:

It is recommended that the Oversight Board of the City of Inglewood take the following actions:

1. Adopt a Resolution approving the July 1, 2014 through December 31, 2014 Recognized Obligation Payment Schedule (ROPS 14-15A) for submittal to the Department of Finance (DOF); and
2. Adopt a Resolution approving the Administrative Budget for the ROPS 14-15A period.
3. Direct the Successor Agency to include in ROPS 14-15A \$75,000 as the Inglewood Housing Successor Agency Administrative Budget amount as authorized by the recently passed and enacted AB 471.

BACKGROUND:

As of February 1, 2012, redevelopment agencies were formally dissolved when the State of California enacted Assembly Bill 26. The City of Inglewood as Successor Agency (Successor Agency) is now tasked with winding down the affairs of the former Inglewood Redevelopment Agency (Former Agency), including implementing the administrative activities required by AB 26 with respect to: (i) managing the development of a new Inglewood Senior Center; (ii) preparing a Long Range Property Management Plan for the disposition of Successor Agency-owned real properties; and (iii) liquidating other Successor Agency assets. All such proceeds generated will be distributed in accordance with the requirements of AB26.

The format of the Recognized Obligation Payment Schedule (ROPS) is prescribed by forms provided by the California State Department of Finance (DOF). These forms are used by the Los Angeles County Auditor Controller to determine the amount of funds that will be allocated to the Successor Agency from RPTTF to pay DOF-approved enforceable obligations on the ROPS. Because of changes to each of the previous ROPS forms and periods, it is difficult to prepare them early. DOF notified cities and successor agencies that the ROPS forms were ready on January 15, 2014; thereby, resulting in a period of approximately six weeks for the ROPS approval process to be completed. Upon approval by the Successor Agency and the City of Inglewood Oversight Board, the ROPS will need to be approved by the DOF.

On February 11, 2014, The City of Inglewood, as Successor Agency adopted the resolutions recommending that the Oversight Board approve the ROPS 14-15A and the Administrative Budget for the ROPS 14-15A.

DISCUSSION:

ROPS 14-15A lists expenditures projected for the period of July 1, 2014 to December 31, 2014. Table 1 below summarizes the expenditures.

The source of funds necessary for staff to implement the remaining projects and conduct the required wind down activities of the Successor Agency will be paid from the three percent administrative allowance and allocation provided by AB 26. This RPTTF allowance and allocation has averaged approximately \$275,000 for each of the previous ROPS periods. Specific staff administrative activities include coordination of the Inglewood Senior Center design build RFQ/RFP preparation, and related public outreach by the Senior Center Committee. Until bond proceeds are available for use (following the issuance of a finding of completion to the Successor Agency by DOF) only HUD funds are being used to complete the design phase of the project. Pending resolution of existing litigation regarding the Housing Due Diligence Report and final DOF approval of the Non-Housing Due Diligence Report process, a finding of completion may not be issued to the Successor Agency by DOF. Once these two issues are resolved, \$20,000,000 in tax-exempt bonds may be used for the construction of the Inglewood Senior Center. In addition, \$30,000,000 of these same bonds may be used for the Century Boulevard Reconstruction project. Approximately \$37,000,000 of housing bond proceeds may also be released for use.

Duties of Successor Agency staff includes preparing legally required administrative reports, including the ROPS, maintaining financial records, monitoring contracts, and researching various requirements that emerge as a result of new legislation or new policies established by DOF. Successor Agency staff is also involved in the preparation of the Long Range Property Management Plan (PMP) which will be used as the implementation document for the sale of Successor Agency-owned real properties and interests.

Table - 1
Summary of ROPS Line Items

AB 26 Implementation	\$7,000
Property Disposition Activities - includes preparation of Long Range Management Plan, appraisals, legal costs, etc. (This is the category to which the Olive Street/Glasgow Avenue parcels disposition activities are charged).	\$125,000
National Development Council - assists with managing small business revolving loan fund, prepares applications for use of Section 108 economic development loan, assists in review of RFQ/RFP, reviews financial statements. Assists in structuring projects that qualify for Section 108 loans and other HUD economic development programs.	\$30,000
Conduct ongoing Ground Water Remediation at Olive Street/Glasgow Avenue per order of the Regional Water Quality Control Board.	\$10,000
Payment of bond indebtedness.	\$6,448,539
Property Maintenance - maintenance of properties, repairs, utilities, insurance, weed and debris costs along with necessary and related staff costs.	\$187,500
Payment of Hollywood Park Public Infrastructure Grant - There has not been sufficient funds to pay this entire amount. Funds remaining following payment of all other DOF-approved expenditures will be used to pay down this enforceable obligation.	\$4,000,000
Agency Bank Account and miscellaneous bank fees	\$19,800
Employee Project Costs.	\$203,073
Administrative Allowance.	\$275,000
Housing Authority Administrative allowance (AB 471) (<i>per Oversight Board direction to Successor Agency re AB 471</i>)	\$75,000
Unfunded Liability.	\$320,705
<i>Total expenditures eligible for RPTTF funding</i>	\$11,701,617
Expenditures from other sources of funds:	
Parking structure management costs – funding source parking revenues.	\$148,000

On February 18, 2014 the Governor signed AB 471. As an urgency bill, AB 471 took effect immediately and among other things, provides for the inclusion of a successor housing entity administrative allowance from RPTTF in the minimum annual amount of \$150,000 or up to 1 percent of Redevelopment Obligation Retirement Fund if the housing successor agency is a housing authority. This administrative allowance may be received until July 1, 2018. However, this date may be extended until a total of \$600,000 has been received by the housing successor agency. The City of Inglewood Housing Authority serves as the City of Inglewood Housing Successor Agency (Housing Successor Agency) and is eligible to receive the subject funding allowance in ROPS 14-15A. Administrative costs for the Housing Successor Agency in past ROPS periods have exceeded \$250,000. This amount covered the cost of two Senior Redevelopment Project Managers, legal and other consulting support.

As this law was not in effect when the Successor Agency approved ROPS 14-15A, it is requested that the Oversight Board direct the Successor Agency to include the housing administrative budget amount as part of its submission of the ROPS 14-15A to DOF. The administrative budget amount that would be listed on the ROPS is \$75,000 or one half of the minimum annual statutory amount of \$150,000. While this amount does not cover all housing administrative costs, it will however, provided much needed financial assistance to the Housing Successor Agency.

Costs supported by the administrative budget allowance for the Successor Agency (non-housing) will include the salaries of the City Manager (10%), the Economic and Community Development Director (15%), and an Administrative Secretary (10%). The administrative budget allowance will also be used to fund two full-time and three part-time staff positions involved in the day to day operations of the Housing Successor Agency which is equivalent to 3.5 full-time positions.

The Oversight Board is being asked to consider the adoption of two resolutions: one approving the ROPS for the period of July 1, 2014 to December 31, 2014 (Attachment 1); and second, approving the administrative allowances and budgets (Attachment 2). Once approved, the ROPS and the Administrative Budgets will be submitted to DOF for approval.

The draft ROPS is not effective until approved by the City of Inglewood Oversight Board, placed on the Successor Agency's website and submitted to the DOF for final approval. When all of the necessary approval actions have occurred, the draft ROPS document is designated as the final ROPS. The deadline for submittal of the ROPS to DOF is March 3, 2014. Penalties are imposed if the Successor Agency does not meet this deadline.

FINANCIAL/FUNDING ISSUES AND SOURCES:

Approval of the ROPS will ultimately result in an allocation of Redevelopment Property Tax Trust Fund (RPTTF) monies to the Successor Agency for use during the months of July 1, 2014 to December 31, 2014. The Successor Agency is requesting \$11,701,617 for Enforceable Obligations to be paid by RPTTF and \$148,000 for additional enforceable obligations to be paid by parking revenues generated from the use of the parking lots/structures owned by the Successor Agency. The amount of enforceable obligations may exceed the amount of actual revenues received. If a shortfall occurs, all unfunded enforceable obligations may be carried over

to the next ROPS period.

DESCRIPTION OF ANY ATTACHMENTS:

Attachment 1 Resolution Approving ROPS

Attachment 2 Resolution Approving the Administrative Budgets

Recognized Obligation Payment Schedule (ROPS 14-15A) - Summary

Filed for the July 1, 2014 through December 31, 2014 Period

Name of Successor Agency: Inglewood
Name of County: Los Angeles

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding		
A Sources (B+C+D):		\$ 468,705
B Bond Proceeds Funding (ROPS Detail)		-
C Reserve Balance Funding (ROPS Detail)		320,705
D Other Funding (ROPS Detail)		148,000
E Enforceable Obligations Funded with RPTTF Funding (F+G):		\$ 11,380,913
F Non-Administrative Costs (ROPS Detail)		11,105,913
G Administrative Costs (ROPS Detail)		275,000
H Current Period Enforceable Obligations (A+E):		\$ 11,849,618

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
I Enforceable Obligations funded with RPTTF (E):		11,380,913
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)		(224,913)
K Adjusted Current Period RPTTF Requested Funding (I-J)		\$ 11,156,000

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
L Enforceable Obligations funded with RPTTF (E):		11,380,913
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)		-
N Adjusted Current Period RPTTF Requested Funding (L-M)		11,380,913

Certification of Oversight Board Chairman:
Pursuant to Section 34177(m) of the Health and Safety code, I
hereby certify that the above is a true and accurate Recognized
Obligation Payment Schedule for the above named agency.

Name	Title
/s/	
Signature	Date

Recognized Obligation Payment Schedule (ROPS) 14-15A - ROPS Detail
July 1, 2014 through December 31, 2014
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total	
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF			
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin		
								\$ 167,477,012			\$ -	\$ 320,705	\$ 148,000	\$ 11,105,913	\$ 275,000	\$ 11,849,618
1	AB26 Implementation	Legal	7/1/2013	12/31/2013	Oversight Board Counsel	Legal Counsel: Advisor to Oversight	Merged Project		N							\$ -
2	AB26 Implementation	Dissolution Audits	11/27/2012	6/30/2014	DHA Consulting	Tax Increment Accounting/ cash flow analysis/ pass through calks/ ROPS/ support Oversight Board	Merged Project	56,000	N				7,000			\$ 7,000
3	AB26 Implementation	Legal	1/31/2012	12/31/2015	Kane Ballmer & Berkman	Successor Agency legal services	Merged Project		N							\$ -
4	AB26/ AB 1484 Implementation	Dissolution Audits	10/27/2009	5/31/2014	Accountant	Due Diligence Report for non housing funds / oversight board support	Merged Project		N				10,000			\$ 10,000
5	Disposition - AB26 implementation	Property Dispositions	11/27/2012	6/30/2014	Integra	Real Property Appraisal / management plan support	Merged Project	90,000	N				10,000			\$ 10,000
6	Disposition - AB26 implementation	Property Dispositions	11/27/2012	6/30/2014	Goepfner	Real Property Appraisal / management plan support	Merged Project	90,000	N				10,000			\$ 10,000
7	Disposition - AB26 implementation	Property Dispositions	11/27/2012	6/30/2014	Nagasaki & Associates	Real Property Appraisal / management plan support	Merged Project	24,000	N				10,000			\$ 10,000
8	Disposition - AB26 implementation	Property Dispositions	11/27/2012	6/30/2014	Lidgard	Real Property Appraisal / management plan support	Merged Project	90,000	N				10,000			\$ 10,000
9	Disposition - AB26 implementation	Property Dispositions	1/31/2012	1/30/2014	Paragon	Relocation Services	Merged Project		Y							\$ -
10	Disposition - AB26 implementation	Remediation	6/7/2011	6/6/2014	E2 Management	Soil and Groundwater Environmental Assessment	Merged Project		N							
11	Disposition - AB26 implementation	Remediation	11/7/2011	11/16/2014	Ninyo & Moore	Soil and Groundwater Environmental Assessment	Merged Project		N							
12	Disposition - AB26 implementation	Remediation	10/1/2011	9/30/2014	Tetra Tech	Soil and Groundwater Environmental Assessment	Merged Project		N							
13	Disposition - AB26 implementation	Professional Services	4/20/2010	4/19/2012	Tierra West	Economist	Merged Project		N							\$ -
14	Disposition - AB26 implementation	Remediation	11/27/2012	6/30/2014	Eco & Associates	Environmental Peer Review-Consultant	Merged Project		N							
15	Disposition - AB26 implementation	Legal	11/27/2012	6/30/2014	Kane Ballmer & Berkman	legal services for real estate transactions	Merged Project	800,000	N							\$ -
16	Disposition - AB26 implementation/ management plan preparation	Property Dispositions	12/31/2013	6/30/2014	Title company	Title research	Merged Project	90,000	N				15,000			\$ 15,000
17	Disposition	Property Dispositions	6/25/2013	6/30/2014	Keyser Marston	Economist-Consultant	Merged Project	80,000	N				20,000			\$ 20,000
18	Business Development Program	Business Incentive Agreements	1/31/2012	6/30/2014	National Dev. Council	Manage Agency Small Business Loan Portfolio and other business support services	Merged Project	1,015,000	N				30,000			\$ 30,000
19	Demolition	Property Dispositions	7/1/2013	12/31/2013	DMR Team Inc.	Demolition Management	Merged Project		Y							\$ -
20	Demolition	Property Dispositions	7/1/2013	12/31/2013	Contractor	Demolition of Buildings of Red tagged Bldgs - retention payment	Merged Project		Y							\$ -
21	Demolition and Environmental Abatement	Property Dispositions	6/7/2011	6/6/2014	Millennium Consulting	Manage AQMD OSHA Demolition Requirements	Merged Project		N							\$ -
22	Demolition and Environmental Abatement	Property Dispositions	6/7/2011	6/6/2014	Acc Consulting	Manage AQMD /OSHA Demolition Requirements	Merged Project		Y							\$ -
23	Demolition and Environmental Abatement	Property Dispositions	6/12/2011	6/11/2014	Winzler & Kelly/GHD	Asbestos & Lead Base Paint	Merged Project		N							\$ -
24	Demolition	Professional Services	11/27/2012	6/30/2014	Eco & Associates	Demolition / osha Requirements	Merged Project		Y							\$ -
25	Groundwater Monitoring/Investigation / KP Autc	Remediation	11/10/2010	6/30/2014	Regional Water Quality Control Board	Ongoing Environmental Regulatory Oversight	Merged Project	96,000	N				10,000			\$ 10,000
26	Groundwater Monitoring/Investigation / KP Autc	Remediation	11/27/2012	6/30/2014	Eco & Associates	Groundwater Assessment Peer Review Consultant	Merged Project		N							
27	Groundwater Monitoring/Investigation / KP Autc	Remediation	11/7/2011	11/5/2014	Tetra Tech	Ongoing Soil and Groundwater Environmental Assessment	Merged Project		N							
28	Litigation	Litigation	11/27/2012	6/30/2014	Bergman & Dacey	Legal Counsel: Locus Senior Center Litigation -Heery	Merged Project		Y							\$ -
29	Litigation	Litigation	11/27/2012	6/30/2014	Bergman & Dacey	Legal Counsel: Locus Senior Center Litigation -KDG	Merged Project		Y							\$ -
41	Project Implementation Cost - Hollywood Park	Project Management Costs	11/27/2012	6/30/2014	Gordon Anderson	OPA implementation	Merged Project	110,000	N					10,000		\$ 10,000
42	Project Implementation Cost - Hollywood Park	Project Management Costs	11/27/2012	6/30/2014	Kane Ballmer & Berkman	Legal services, documentation	Merged Project	500,000	N							\$ -
44	Locust Street Senior Center - Design Build Project	Professional Services	11/27/2012	6/30/2014	Gordon Anderson	Facilitator / public relations	Merged Project		N							
46	Locust Street Senior Center - Design Build Project	Professional Services	1/1/2014	6/30/2014	Contractor	Senior Center - Design Build contractor developing project designs	Merged Project		N							

Recognized Obligation Payment Schedule (ROPS) 14-15A - ROPS Detail
July 1, 2014 through December 31, 2014
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
47	Locust Street Senior Center - Design Build Project	Professional Services	6/25/2013	6/30/2014	Architect/engineer/constructor manager	Manage the other consultants in the development of the	Merged Project		N						
49	Century Blvd Reconstruction	Improvement/Infrastructure	1/1/2014	6/30/2014	Contractor /City of Inglewood	Century Blvd Reconstruction	Merged Project		N						
58	Project Implementation Cost - Madison Square Garden	Professional Services	11/27/2012	6/30/2014	Gordon Anderson	Facilitator	Merged Project		N						
59	Project Implementation Cost - Madison Square Garden	Legal	11/27/2012	6/30/2014	Kane Ballmer and Berkman	Legal support for rehabilitation of project	Merged Project		N						
60	Tax Exempt Bond proceeds	Bonds Issued On or Before 12/31/10	2/1/2011	6/30/2014	City of Inglewood	Tax Exempt Bonds for public work Activity	Merged Project		N						
61	Housing Bond Proceeds	Bonds Issued On or Before 12/31/10	2/1/2011	6/30/2014	City of Inglewood	Housing bond proceeds	Merged Project		N						
62	Inglewood Redev Agency	Bonds Issued On or Before 12/31/10	1/1/2014	6/30/2014	U.S. Bank & Trustee	Sub Lien Tax Alloc Bonds, Ser 2007A-H	Merged Project	27,755,000	N				1,464,476		\$ 1,464,476
63	Vons Company	Third-Party Loans	1/1/2014	6/30/2014	Vons Company	Note Payable - purchase of property (Payable thru 2013)	Merged Project		Y						\$ -
64	Inglewood Redev Agency	Bonds Issued On or Before 12/31/10	1/1/2014	6/30/2014	U.S. Bank & Trustee	Tax Allocation Bonds Series 1998A	Merged Project	17,200,000	N				1,514,000		\$ 1,514,000
65	Inglewood Redev Agency	Bonds Issued On or Before 12/31/10	1/1/2014	6/30/2014	U.S. Bank & Trustee	Tax Alloc Refund Bonds, Series 2003A	Merged Project	16,157,175	N				315,631		\$ 315,631
66	Inglewood Redev Agency	Bonds Issued On or Before 12/31/10	1/1/2014	6/30/2014	U.S. Bank & Trustee	Sub. Lien Tax Alloc Bonds, Ser 2003	Merged Project	7,838,132	N				1,217,500		\$ 1,217,500
67	Inglewood Redev Agency	Bonds Issued On or Before 12/31/10	1/1/2014	6/30/2014	U.S. Bank & Trustee	Sub Lien Tax Alloc Bonds, Ser 2007A-1	Merged Project	56,110,000	N				1,654,065		\$ 1,654,065
68	Inglewood Redev Agency	Bonds Issued On or Before 12/31/10	1/1/2014	6/30/2014	U.S. Bank & Trustee	Sub Lien Tax Alloc Bonds, Ser 2007A-T	Merged Project	6,610,000	N				282,868		\$ 282,868
69	Outstanding debt - all	Professional Services	1/1/2014	6/30/2014	Applied Best Practices	Annual Continuing Disclosure	Merged Project		N						
70	Copy Machine Supplies	Admin Costs	1/1/2014	6/30/2014	Xerox	Paper and toner	Merged Project		N						\$ -
71	Utilities	Admin Costs	1/1/2014	6/30/2014	So. Cal Edison	Electric Utility	Merged Project		N						\$ -
72	Advertising & Publications	Admin Costs	1/1/2014	6/30/2014	Advertising Vendor	Advertising & Notice of Public Hearings	Merged Project		N						\$ -
73	Office Supplies	Admin Costs	1/1/2014	6/30/2014	Office Depot	Office Supplies	Merged Project		N						\$ -
74	Office Supplies	Admin Costs	1/1/2014	6/30/2014	City of Inglewood - Inventory	Office Supplies	Merged Project		N						\$ -
75	Postage	Admin Costs	1/1/2014	6/30/2014	City of Inglewood - Postage	Postage usage	Merged Project		N						\$ -
78	Special Expenses	Admin Costs	1/1/2014	6/30/2014	Federal Express	Express delivery	Merged Project		N						\$ -
79	Special Expenses	Admin Costs	1/1/2014	6/30/2014	County of LA	Sewer Fees- Property Mgmt.	Merged Project		N						\$ -
80	Special Expenses	Admin Costs	1/1/2014	6/30/2014	Messenger Express	Messenger services	Merged Project		N						\$ -
81	Property Management	Property Maintenance	1/1/2014	6/30/2014	City of Inglewood	liability insurance	Merged Project		N				30,000		\$ 30,000
82	Property Maintenance	Property Maintenance	2/1/2011	6/30/2014	City of Inglewood	weed and debris maintenance, lot clean up/ dumping	Merged Project		N				157,500		\$ 157,500
83	Property Maintenance	Property Maintenance	11/13/2012	6/30/2014	Fence Contractor/ City	Fence Maintenance	Merged Project		N						
84	Successor Agency Administrative Costs	Admin Costs	1/1/2014	6/30/2014	Successor Agency	Support staff for successor Agency	Merged Project		N					265,000	\$ 265,000
102	Project Implementation Cost - Hollywood Park	Project Management Costs	6/3/2009	6/30/2016	Hollywood Park Land Company	Owner Participation Agreement to cover the cost of public infrastructure improvements	Merged Project	20,200,000	N				4,000,000		\$ 4,000,000
103	Agency banking account	Fees	1/1/2014	6/30/2014	Bank of America	Bank fees for successor Agency accounts	Merged project	960,000	N				19,800		\$ 19,800
104	Disposition: AB26 Implementation	Property Dispositions	1/1/2014	6/30/2014	Real Estate Broker	Real Estate Broker- Assist in implementing sale of property	Merged project	4,000,000	N				40,000		\$ 40,000
105	Parking Structure Prop. Maintenance	Property Maintenance	1/1/2014	6/30/2014	City of Inglewood	Successor Agency Parking Structure Operation Cost - expenses paid from fees generated	Merged project	5,500,000	N			148,000			\$ 148,000
106	Disposition: AB26 Implementation	Property Dispositions	1/1/2014	6/30/2014	Cushman and Wakefoeld	Appraisal of properties for disposition	Merged project		Y						\$ -
107	KP Auto Center	Project Management Costs			City of Inglewood	Employee Project Costs	Merged project	110,000	N				23,560		\$ 23,560
108	MSG-The Forum	Project Management Costs			City of Inglewood	Employee Project Costs	Merged project	300,000	N				32,744		\$ 32,744
109	Senior Center	Project Management Costs			City of Inglewood	Employee Project Costs	Merged project	400,000	N				80,900		\$ 80,900
110	Hollywood Park Redevelopment	Project Management Costs			City of Inglewood	Employee Project Costs	Merged project	400,000	N				35,869		\$ 35,869

Recognized Obligation Payment Schedule (ROPS) 14-15A - ROPS Detail
July 1, 2014 through December 31, 2014
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
111	Century Blvd Reconstruction	Project Management Costs			City of Inglewood	Employee Project Costs	Merged project	500,000	N				30,000		\$ 30,000
112	Unfunded Liability	RPTTF Shortfall			City of Inglewood	Administration	Merged project	320,705	N		320,705				\$ 320,705
113	Housing Authority Administration cost allowance	Miscellaneous			City of Inglewood Housing Authority	Housing Authority Administrative Cost	Merged project	75,000	N				75,000		\$ 75,000

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Cash Balances

(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177(l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H	I
		Fund Sources						
		Bond Proceeds		Reserve Balance		Other	RPTTF	
		Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR balances retained	Prior ROPS RPTTF distributed as reserve for next bond payment	Rent, Grants, Interest, Etc.	Non-Admin and Admin	
	Cash Balance Information by ROPS Period							Comments
ROPS 13-14A Actuals (07/01/13 - 12/31/13)								
1	Beginning Available Cash Balance (Actual 07/01/13) Note that for the RPTTF, 1 + 2 should tie to columns J and O in the Report of Prior Period Adjustments (PPAs)	82,301,582		9,086,557	6,316,791		9,060,386	
2	Revenue/Income (Actual 12/31/13) Note that the RPTTF amounts should tie to the ROPS 13-14A distribution from the County Auditor-Controller during June 2013	61,915				10,290		
3	Expenditures for ROPS 13-14A Enforceable Obligations (Actual 12/31/13) Note that for the RPTTF, 3 + 4 should tie to columns L and Q in the Report of PPAs				3,446,791		8,835,473	
4	Retention of Available Cash Balance (Actual 12/31/13) Note that the RPTTF amount should only include the retention of reserves for debt service approved in ROPS 13-14A	82,363,497		9,086,557	2,870,000	10,290		
5	ROPS 13-14A RPTTF Prior Period Adjustment Note that the RPTTF amount should tie to column S in the Report of PPAs.	No entry required					224,913	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
ROPS 13-14B Estimate (01/01/14 - 06/30/14)								
7	Beginning Available Cash Balance (Actual 01/01/14) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ 82,363,497	\$ -	\$ 9,086,557	\$ 2,870,000	\$ 10,290	\$ 224,913	
8	Revenue/Income (Estimate 06/30/14) Note that the RPTTF amounts should tie to the ROPS 13-14B distribution from the County Auditor-Controller during January 2014	61,000			6,316,791		6,316,791	
9	Expenditures for 13-14B Enforceable Obligations (Estimate 06/30/14)			4,863,723	9,186,791	10,290	6,316,791	
10	Retention of Available Cash Balance (Estimate 06/30/14) Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14B						-	
11	Ending Estimated Available Cash Balance (7 + 8 - 9 -10)	\$ 82,424,497	\$ -	\$ 4,222,834	\$ -	\$ -	\$ 224,913	

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments
 Reported for the ROPS 13-14A (July 1, 2013 through December 31, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)
 (Report Amounts in Whole Dollars)

ROPS 13-14A Successor Agency (SA) Self-reported Prior Period Adjustments (PPA):Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 13-14A (July through December 2013) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 14-15A (July through December 2014) period will be offset by the SA's self-reported ROPS 13-14A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures							RPTTF Expenditures									
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin					Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,796,491	\$ 8,796,491	\$ 8,796,491	\$ 8,571,578	\$ 224,913	\$ 263,895	\$ 263,895	\$ 263,895	\$ 263,895	\$ -	\$ 224,913
1	AB26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
2	AB26	-	-	-	-	-	-	10,000	10,000	\$ 10,000	10,000	\$ -						\$ -
3	AB26 Implementation	-	-	-	-	-	-	-	-	\$ -	-	\$ -						\$ -
4	AB26/ AB 1484 Implementation	-	-	-	-	-	-	15,000	15,000	\$ 15,000	15,000	\$ -						\$ -
5	Disposition - AB26 implementation	-	-	-	-	-	-	6,000	6,000	\$ 6,000		\$ 6,000						\$ 6,000
6	Disposition - AB26 implementation	-	-	-	-	-	-	6,000	6,000	\$ 6,000		\$ 6,000						\$ 6,000
7	Disposition - AB26 implementation	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
8	Disposition - AB26 implementation	-	-	-	-	-	-	6,000	6,000	\$ 6,000	6,000	\$ -						\$ -
9	Disposition - AB26 implementation	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
10	Disposition - AB26 implementation	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
11	Disposition - AB26 implementation	-	-	-	-	-	-	40,000	40,000	\$ 40,000		\$ 40,000						\$ 40,000
12	Disposition - AB26 implementation	-	-	-	-	-	-	40,000	40,000	\$ 40,000	31,821	\$ 8,179						\$ 8,179
13	Disposition - AB26 implementation	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
14	Disposition - AB26 implementation	-	-	-	-	-	-	50,000	50,000	\$ 50,000	50,000	\$ -						\$ -
15	Disposition - AB26 implementation	-	-	-	-	-	-	75,000	75,000	\$ 75,000	55,175	\$ 19,825						\$ 19,825
16	Disposition - AB26 implementation/ management plan preparation	-	-	-	-	-	-	5,000	5,000	\$ 5,000		\$ 5,000						\$ 5,000
17	Disposition	-	-	-	-	-	-	15,000	15,000	\$ 15,000	15,000	\$ -						\$ -
18	Business Development Program	-	-	-	-	-	-	35,000	35,000	\$ 35,000	30,000	\$ 5,000						\$ 5,000
19	Demolition	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
20	Demolition	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
21	Demolition and Environmental Abatement	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
22	Demolition and Environmental Abatement	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
23	Demolition and Environmental Abatement	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
24	Demolition	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
25	Groundwater Monitoring/Investigation / KP Auto	-	-	-	-	-	-	9,000	9,000	\$ 9,000	8,216	\$ 784						\$ 784
26	Groundwater Monitoring/Investigation / KP Auto	-	-	-	-	-	-	30,000	30,000	\$ 30,000	30,000	\$ -						\$ -

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments
 Reported for the ROPS 13-14A (July 1, 2013 through December 31, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)
 (Report Amounts in Whole Dollars)

ROPS 13-14A Successor Agency (SA) Self-reported Prior Period Adjustments (PPA):Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 13-14A (July through December 2013) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 14-15A (July through December 2014) period will be offset by the SA's self-reported ROPS 13-14A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures										
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin					Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)
27	Groundwater Monitoring/Investigation / KP Auto	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,796,491	\$ 8,796,491	\$ 8,796,491	\$ 8,571,578	\$ 224,913	\$ 263,895	\$ 263,895	\$ 263,895	\$ 263,895	\$ -	\$ 224,913
		-	-	-	-	-	-	7,500	7,500	7,500		7,500						7,500
28	Litigation	-	-	-	-	-	-	50,000	50,000	\$ 50,000	45,045	\$ 4,955						\$ 4,955
29	Litigation	-	-	-	-	-	-	50,000	50,000	\$ 50,000		\$ 50,000						\$ 50,000
30	Litigation	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
31	Abode- 62 units	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
32	Abode- 62 units	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
33	City of Inglewood Housing Authority	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
34	City of Inglewood Housing Authority	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
35	City of Inglewood Housing Authority	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
36	City of Inglewood Housing Authority	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
37	City of Inglewood Housing Authority	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
38	City of Inglewood Housing Authority	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
39	Osage Senior Villas Compliance Monitoring	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
40	AB26/ AB 1484 Implementation	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
41	Project Implementation Cost - Hollywood	-	-	-	-	-	-	6,000	6,000	\$ 6,000	6,000	\$ -						\$ -
42	Project Implementation Cost - Hollywood	-	-	-	-	-	-	75,000	75,000	\$ 75,000	12,700	\$ 62,300						\$ 62,300
43	Locust Street Senior Center - Design Build Project	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
44	Locust Street Senior Center - Design Build Project	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
45	Locust Street Senior Center - Design Build Project	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
46	Locust Street Senior Center - Design Build Project	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
47	Locust Street Senior Center - Design Build Project	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
48	Architectural Peer Review for housing	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
49	Century Blvd Reconstruction	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
50	8205 Crenshaw	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
51	716 - 720 Beach	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
52	708 Beach	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -
53	Housing Legislative Requirements	-	-	-	-	-	-	-	-	\$ -		\$ -						\$ -

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments
 Reported for the ROPS 13-14A (July 1, 2013 through December 31, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)
 (Report Amounts in Whole Dollars)

ROPS 13-14A Successor Agency (SA) Self-reported Prior Period Adjustments (PPA):Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 13-14A (July through December 2013) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 14-15A (July through December 2014) period will be offset by the SA's self-reported ROPS 13-14A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S											
	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures											Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)										
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin																
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)											
Item #		\$	-	\$	-	\$	-	\$	8,796,491	\$	8,796,491	\$	8,796,491	\$	8,571,578	\$	224,913	\$	263,895	\$	263,895	\$	263,895	\$	263,895	\$	-	\$	224,913
54	Housing Legislative Requirements	-		-				-		\$	-		\$	-													\$	-	
55	KP Auto	-		-		-		-		\$	-		\$	-													\$	-	
56	KP Auto	-		-		-		-		\$	-		\$	-													\$	-	
57	KP Auto	-		-		-		-		\$	-		\$	-													\$	-	
58	Project Implementation Cost - Madison Square Garden	-		-		-		-		\$	-		\$	-													\$	-	
59	Project Implementation Cost - Madison Square Garden	-		-		-		-		\$	-		\$	-													\$	-	
60	Tax Exempt Bond proceeds	-		-		-		-		\$	-		\$	-													\$	-	
61	Housing Bond Proceeds	-		-		-		-		\$	-		\$	-													\$	-	
62	Inglewood Redev Agency	-		-		-		1,465,438	1,465,438	\$	1,465,438	1,465,438	\$	-													\$	-	
63	Vons Company	-		-		-		50,000	50,000	\$	50,000	50,000	\$	-													\$	-	
64	Inglewood Redev Agency	-		-		-		1,514,525	1,514,525	\$	1,514,525	1,514,525	\$	-													\$	-	
65	Inglewood Redev Agency	-		-		-		315,631	315,631	\$	315,631	315,631	\$	-													\$	-	
66	Inglewood Redev Agency	-		-		-		1,220,000	1,220,000	\$	1,220,000	1,220,000	\$	-													\$	-	
67	Inglewood Redev Agency	-		-		-		1,519,540	1,519,540	\$	1,519,540	1,519,540	\$	-													\$	-	
68	Inglewood Redev Agency	-		-		-		281,657	281,657	\$	281,657	281,657	\$	-													\$	-	
69	Outstanding debt - all	-		-		-		-		\$	-		\$	-													\$	-	
70	Copy Machine Supplies	-		-		-		-		\$	-		\$	-													\$	-	
71	Utilities	-		-		-		-		\$	-		\$	-													\$	-	
72	Advertising & Publications	-		-		-		-		\$	-		\$	-													\$	-	
73	Office Supplies	-		-		-		-		\$	-		\$	-													\$	-	
74	Office Supplies	-		-		-		-		\$	-		\$	-													\$	-	
75	Postage	-		-		-		-		\$	-		\$	-													\$	-	
76	Training	-		-		-		-		\$	-		\$	-													\$	-	
77	Education Reimbursement	-		-		-		-		\$	-		\$	-													\$	-	
78	Special Expenses	-		-		-		-		\$	-		\$	-													\$	-	
79	Special Expenses	-		-		-		-		\$	-		\$	-													\$	-	
80	Special Expenses	-		-		-		-		\$	-		\$	-													\$	-	
81	Property Management	-		-		-		30,000	30,000	\$	30,000	30,000	\$	-													\$	-	
82	Property Maintenance	-		-		-		150,000	150,000	\$	150,000	150,000	\$	-													\$	-	
83	Property Maintenance	-		-		-		-		\$	-		\$	-													\$	-	
84	Successor Agency Administrative Costs	-		-		-		-		\$	-		\$	-	263,895		\$	263,895	263,895								\$	-	

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments
 Reported for the ROPS 13-14A (July 1, 2013 through December 31, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)
 (Report Amounts in Whole Dollars)

ROPS 13-14A Successor Agency (SA) Self-reported Prior Period Adjustments (PPA):Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 13-14A (July through December 2013) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 14-15A (July through December 2014) period will be offset by the SA's self-reported ROPS 13-14A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures										
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin					Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,796,491	\$ 8,796,491	\$ 8,796,491	\$ 8,571,578	\$ 224,913	\$ 263,895	\$ 263,895	\$ 263,895	\$ 263,895	\$ -	\$ 224,913
85	Statutory Pass Thru	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
86	Statutory Pass Thru	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
87	Statutory Pass Thrus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
88	Statutory Pass Thrus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
89	Statutory Pass Thrus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
90	Statutory Pass Thrus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
91	Statutory Pass Thrus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
92	Statutory Pass Thrus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
93	Statutory Pass Thrus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
94	Statutory Pass Thrus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
95	Statutory Pass Thrus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
96	Statutory Pass Thrus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
97	Statutory Pass Thrus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
98	Statutory Pass Thrus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
99	Statutory Pass Thrus	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
100	Tax Sharing Agreements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
101	Inglewood - Imperial Project	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
102	Project Implementation Cost - Hollywood	-	-	-	-	-	-	1,700,000	1,700,000	\$ 1,700,000	1,700,000	\$ -	-	-	-	-	-	\$ -
103	Agency banking account	-	-	-	-	-	-	19,200	19,200	\$ 19,200	9,830	\$ 9,370	-	-	-	-	-	\$ 9,370

<div> <div>Recognized Obligation Payment Schedule 14-15A - Notes</div> <div>July 1, 2014 through December 31, 2014</div> </div>	
Item #	Notes/Comments